

DRAFT RESOLUTION  
CITY OF ALAMEDA PLANNING BOARD

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA **DENYING**  
PLN11-0315 – DESIGN REVIEW, AT 219 SANTA CLARA

WHEREAS, an application was made on October 5, 2011, by Wendell J. Stewart, requesting a Design Review for 219 Santa Clara; and

WHEREAS, the application was accepted as complete on November 2, 2011; and

WHEREAS, the project site is located within a R-1, One-Family Residential District; and

WHEREAS, the project site is designated Low Density Residential in the General Plan; and

WHEREAS, Planning Board held a public hearing on this application on December 12, 2011; and

WHEREAS, the Planning Board denial is based upon review of the plans submitted on October 5, 2011 and the inability to make the following finding:

**1. The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual;**

In that the removal of wood siding and shingles and replacement with stucco does not comply with page 38 of the *Guide to Residential Design*, which states: "Buildings with original wood siding or shingles should not be stuccoed in an attempt to modernize the appearance."

BE IT RESOLVED THAT, the project is Categorically Exempt from additional environmental review pursuant to CEQA guideline section Section 15301: Existing Facilities.

BE IT FURTHER RESOLVED THAT the Planning Board of the City of Alameda hereby denies the Design Review, PLN11-0315 for the residence at 219 Santa Clara.

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

The decision of the Planning Board shall be final unless appealed to the City

Council, in writing and within ten (10) days of the decision, by filing with the Community Development Department a written notice of appeal stating the basis of appeal and paying the required fees.

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Planning Board of the City of Alameda during the Regular Meeting of the Planning Board on the 12th day of December, 2011, by the following vote to wit:

AYES:       ()

NOES:       ()

ABSENT:     ()

ATTEST:

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Margaret Kavanaugh-Lynch, Secretary  
City of Alameda Planning Board

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